



Planning Commission

April 1, 2015

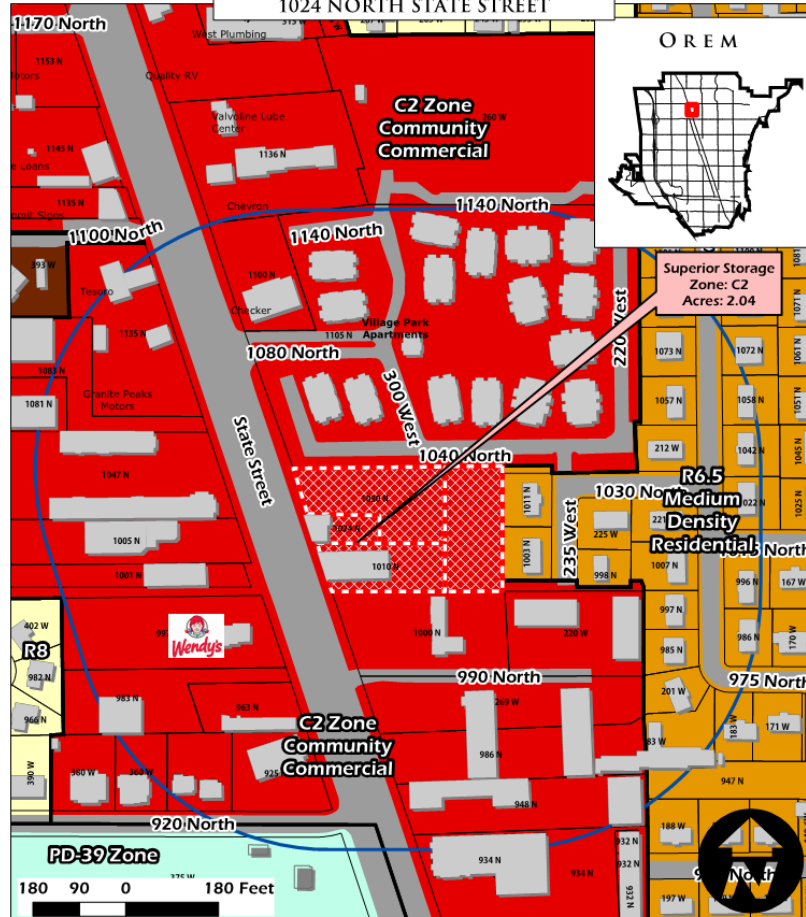
Item #: 3.1

SITE PLAN – Site plan and final plat approval of Superior Storage at 1030 North State Street in the C2 zone.

Applicant: Steve Brendle

SUPERIOR STORAGE

1024 NORTH STATE STREET



◆ Superior Storage:
C2 Zone; 2.04 Acres.

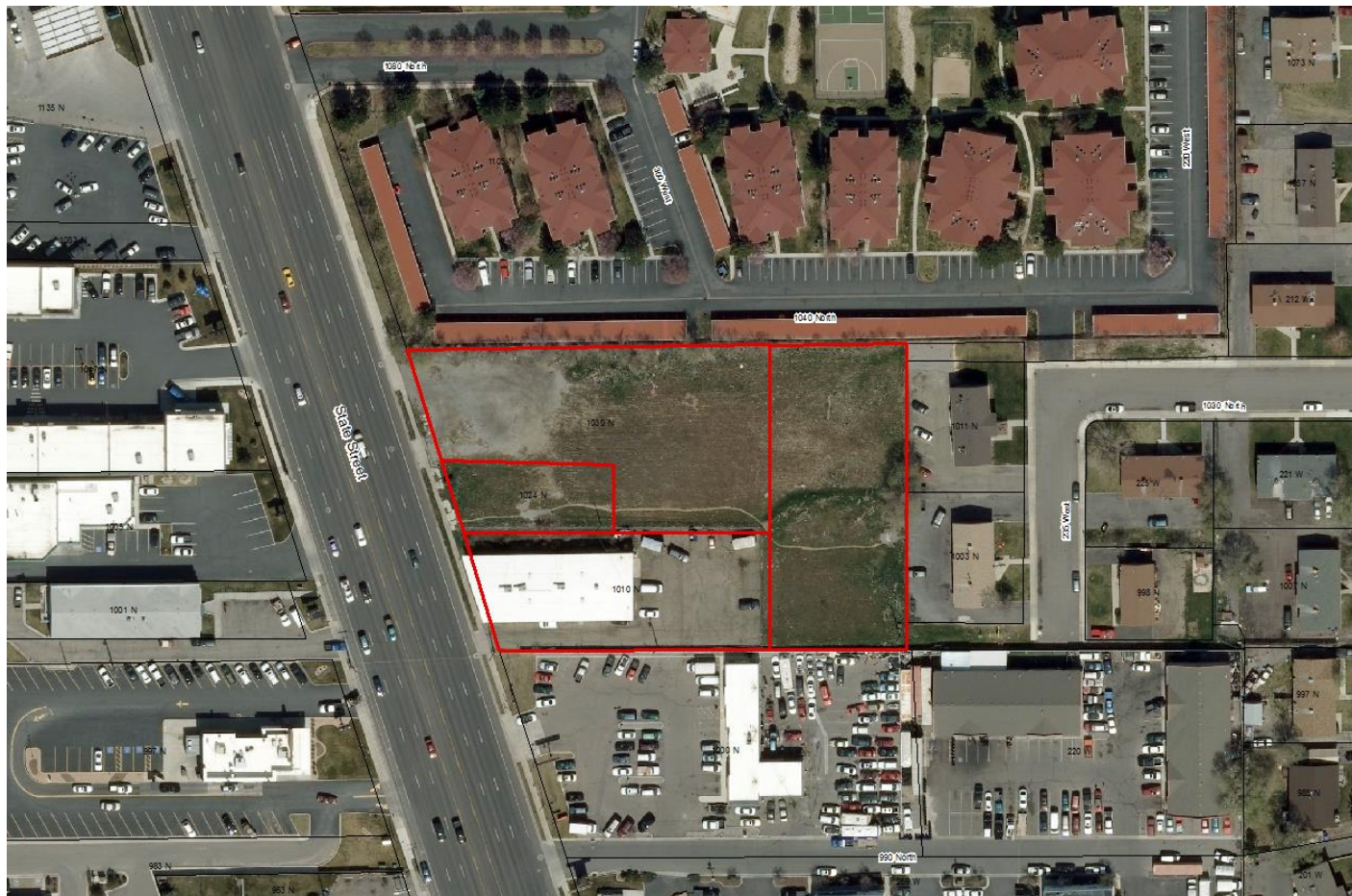
NIA CONTACT:
Orem North
Alejandro Perez

Legend

- Buildings
- Superior Storage
- Notification Boundary
- Parcels



Aerial View



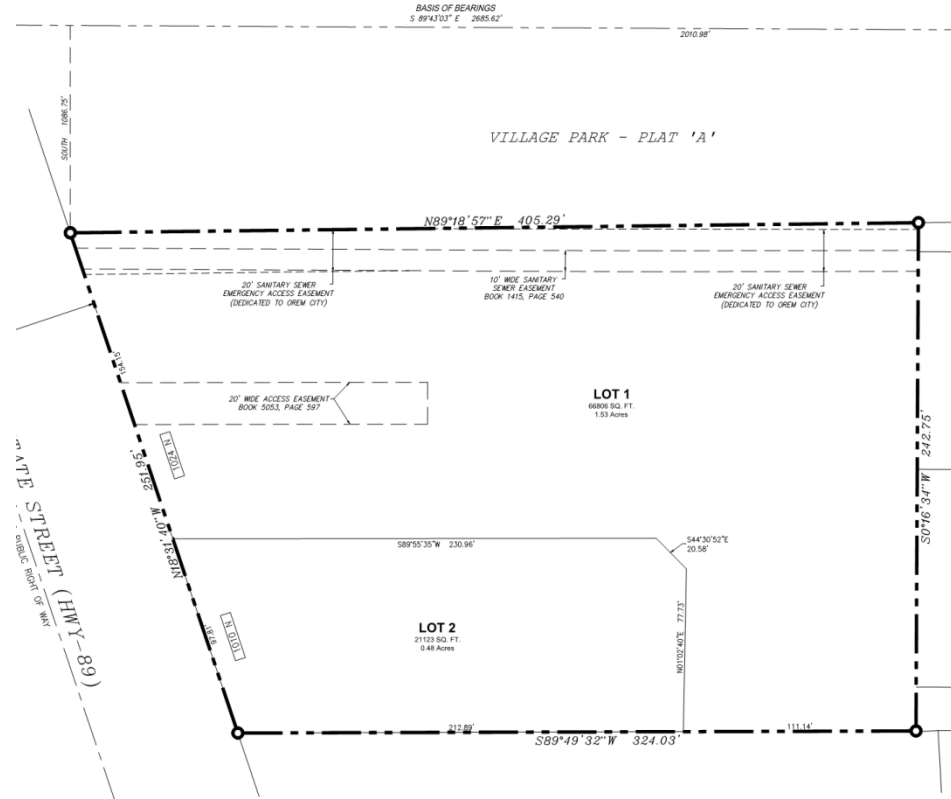
Site Photo



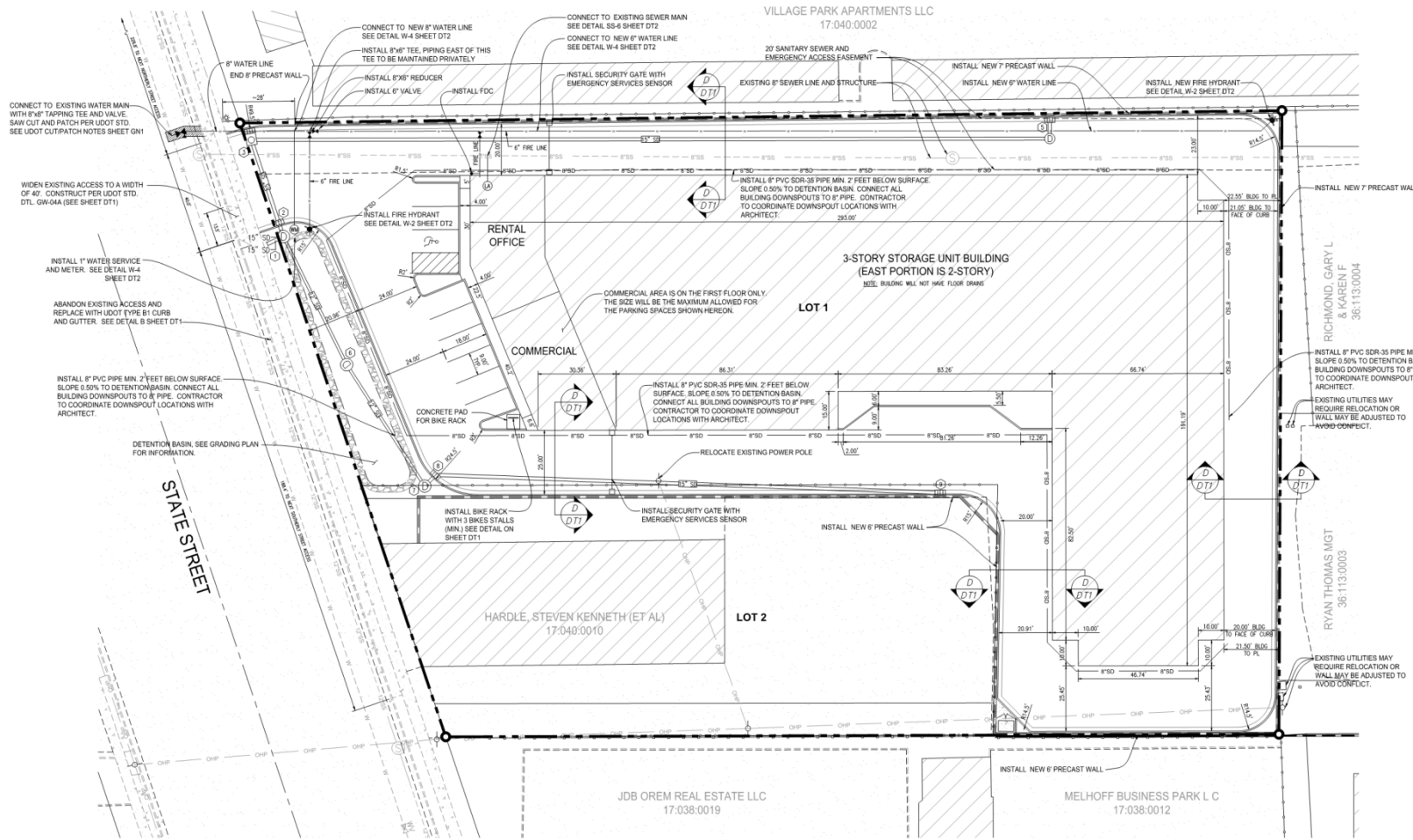
Proposed Subdivision

SBS OREM

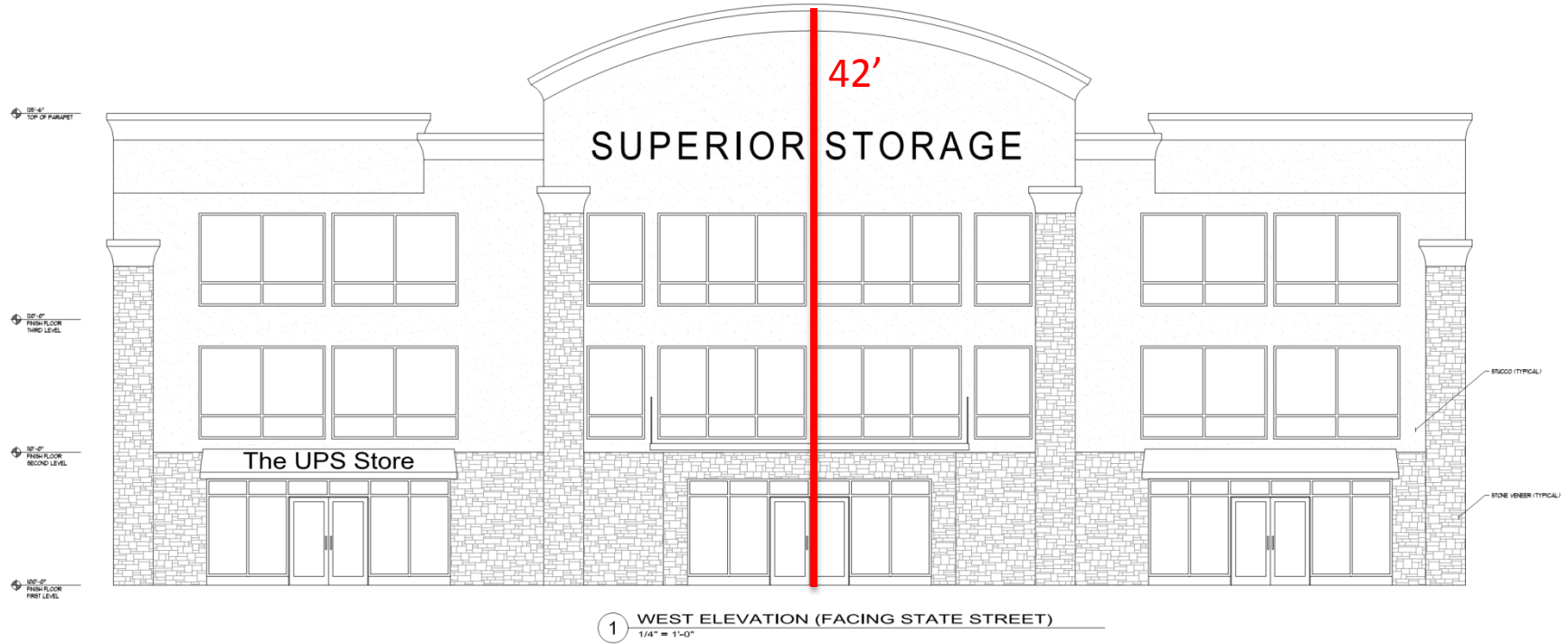
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
CITY OF OREM, UTAH COUNTY, UTAH



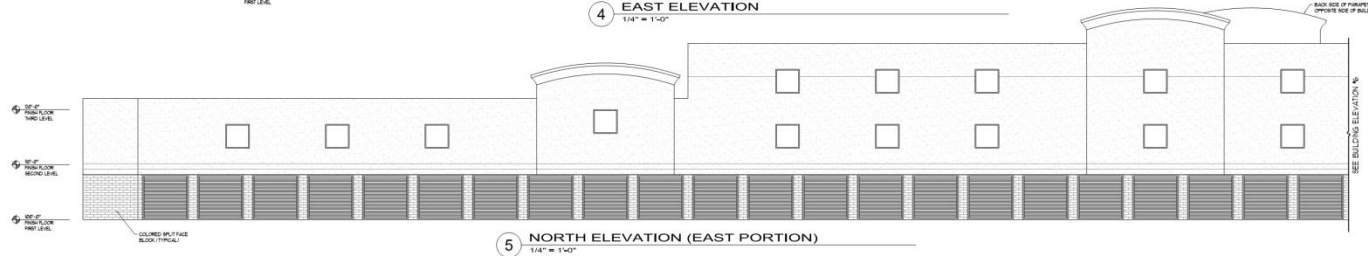
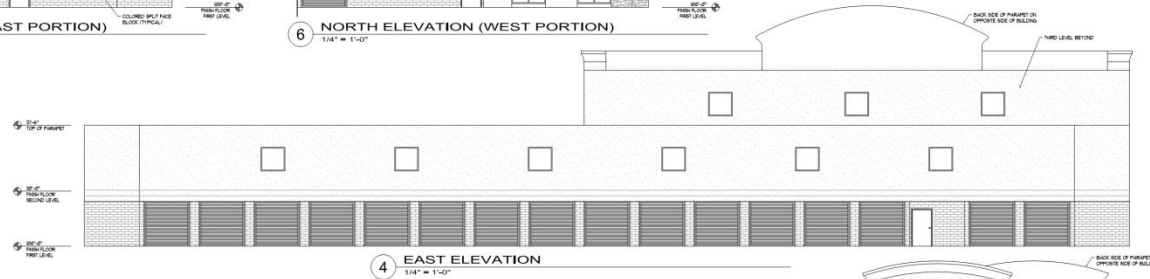
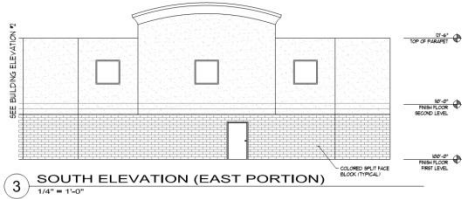
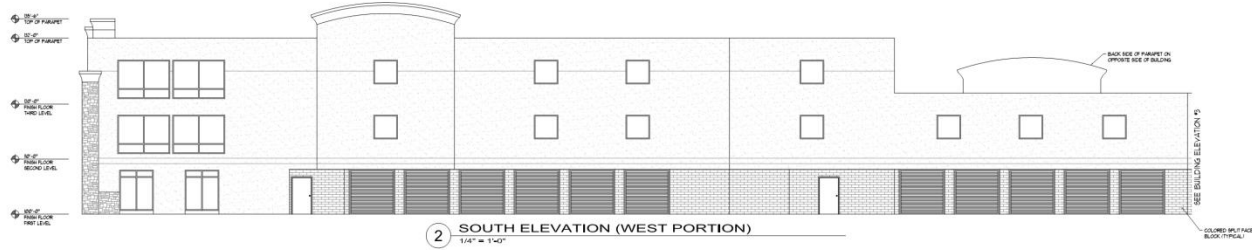
Site Plan



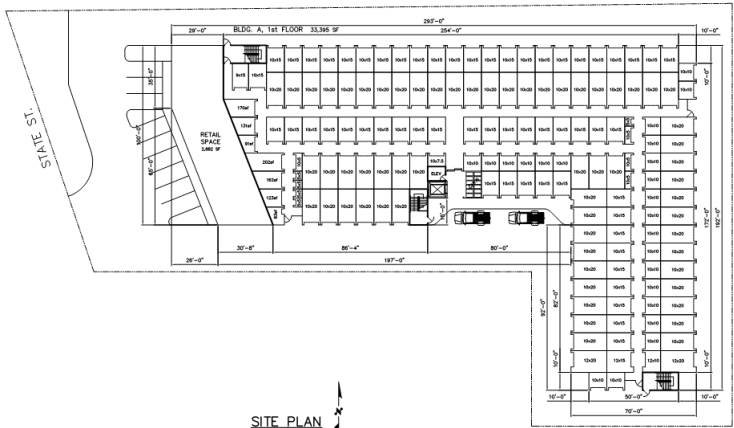
Building Elevations



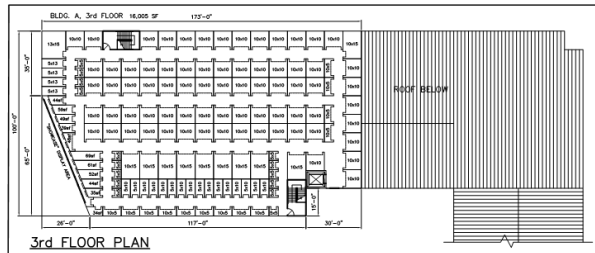
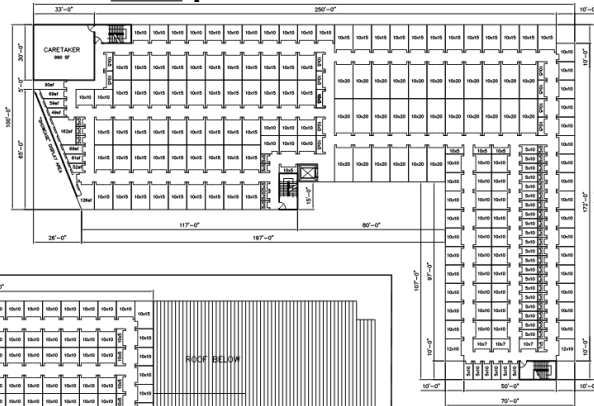
Building Elevations



Building Floorplans



2nd FLOOR PLAN



REVISION #5

UNIT SIZE	UNIT SQ FT	A, 1st Floor	A, 2nd Floor	A, 3rd Floor			Total # of Units	% of Total (Qty)	% of Total (SF)
Interior									
Non-std	202	1					64	1	0.18%
10 x 20	200	33	28				61	11.17%	19.60%
13 x 15	195			1			1	0.18%	0.31%
12 x 15	180	1					1	0.18%	0.29%
Non-std	170	1					106	1	0.18%
Non-std	162		1				1	0.18%	0.26%
Non-std	162	1					1	0.18%	0.26%
10 x 15	150	29	61	10			100	18.32%	24.10%
9 x 15	135	1					1	0.18%	0.22%
Non-std	131	1					1	0.18%	0.21%
Non-std	126		1				1	0.18%	0.20%
Non-std	123	1					164	1	0.18%
12 x 10	120	1	2				3	0.55%	0.58%
10 x 10	100	19	65	73			157	28.75%	25.23%
Non-std	91	1					1	0.18%	0.15%
Non-std	90		1				1	0.18%	0.14%
Non-std	83	1					1	0.18%	0.13%
10 x 7.5	75	1					98	1	0.18%
10 x 7	70		3				3	0.55%	0.34%
Non-std	69		2	1			3	0.55%	0.33%
5 x 13	65			4			4	0.73%	0.42%
Non-std	61		1	1			2	0.37%	0.20%
Non-std	59		1	1			2	0.37%	0.19%
Non-std	52		1	1			2	0.37%	0.17%
10 x 5	50	4	15	13			32	5.86%	2.57%
5 x 10	50		27	16			43	7.88%	3.45%
Non-std	49		1	1			2	0.37%	0.16%
Non-std	48			1			1	0.18%	0.08%
Non-std	44			2			2	0.37%	0.14%
Non-std	39			1			1	0.18%	0.06%
Non-std	35			1			52	1	0.18%
7 x 5	35		1				1	0.18%	0.06%
Non-std	34			1			1	0.18%	0.05%
5 x 5	25	5	29	15			49	8.97%	1.97%
Exterior									
12 x 20	240	2					2	0.37%	0.77%
10 x 20	200	28					28	5.13%	9.00%
10 x 15	150	28					28	5.13%	6.75%
10 x 10	100	4					4	0.73%	0.64%
RENTABLE SQ FT		25,327	25,297	11,614	-	-	546	100.00%	100.00%
Non-Rentable		5,186	7,108	4,391					
Office / Other		2,882	990						
GROSS SQ. FT.		33,395	33,395	16,005					
Unit Qty.		163	240	143					

PROJECT SUMMARY

Total # of units	546	units
Gross SF	82,795	sq.ft.
Net Rentable SF	62,238	sq.ft.
% Rentable SF	75.17%	
Avg. Unit Size	113.99	sq.ft./unit

Overall

2592 SF